

HB 2001 & Residential Code Update

Planning Commission Work Session
April 1, 2021

PLANNING COMMISSION. 04.01.21



TOPICS FOR DISCUSSION

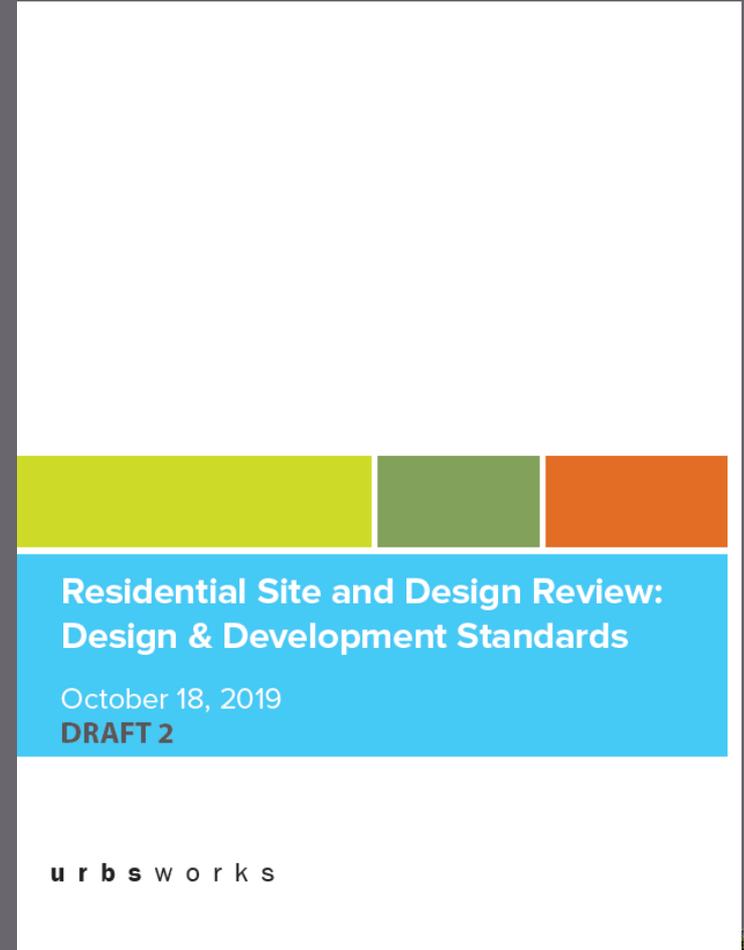
- Brief Update on:
 - Draft Residential Design & Development Standards
 - HB 2001 Rulemaking & Adopted Rules
- Overview of Current Scope of Work
- Discussion on Potential Updates to Residential Design & Development Standards (RDDs) for compliance with HB 2001 Rules

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RESIDENTIAL DESIGN & DEV STANDARDS

- Planning Department worked with consultant on draft development and design standards for housing types
- Reviewed by Planning Commission May – July 2020



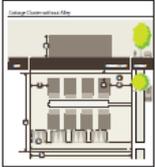
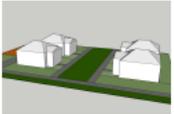
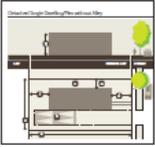
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HOUSING TYPES

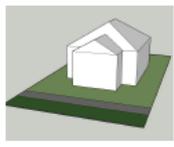
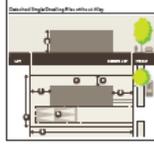
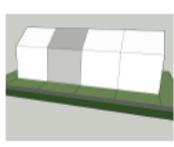
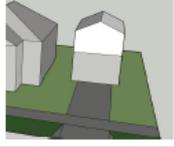
- Tiny Houses
- Cottage Clusters
- Plexes
- Townhouses
- Single Dwellings
- ADUs
- Apartments

Housing Type Summary

<p>Tiny House</p> <p>A Tiny House is a small permanent detached unit no more than 400 square feet. Tiny houses must meet building code requirements for a permanent dwelling unit. Because tiny houses are substantially smaller than a typical single dwelling, they may provide a less expensive home ownership product than a larger single family house.</p>		
<p>Cottage Clusters</p> <p>Cottage clusters are groupings of no fewer than four detached housing units with a footprint of less than 900 square feet each and that include a common courtyard. Parking and common areas are co-owned and managed. Given their small footprint and low profile, cottages may provide an alternative housing option that fits seamlessly into detached single family neighborhoods.</p>		
<p>Plexes</p> <p>A Plex is multiple dwellings on one lot (limited to four) stacked and/or side-by-side in a single structure, or detached in separate structures. Plexes include duplexes (two units), triplexes (three units), and quadplexes (four units) on a single lot.</p>		

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Housing Type Summary

<p>Single Dwellings</p> <p>Single dwellings are one home on a single lot, separated from adjacent dwellings by private open space in the form of side yards and backyards, and often set back from the public street with a front yard. Single dwelling standards apply to units that are larger than 400 square feet.</p>		
<p>Townhouses</p> <p>Townhouses are attached units with common wall construction, each on a separate lot, and each with its own entry from a public or shared street or common area. Townhouse variation includes live/work units, typically with the "work" portion on the ground floor.</p>		
<p>Accessory Dwelling Unit (ADU)</p> <p>An ADU is a secondary, self-contained single-family dwelling that may be allowed only in conjunction with a detached single-family dwelling. An accessory dwelling unit is subordinate in size, location, and appearance to the primary detached single-family dwelling. An accessory dwelling may be located within, attached to or detached from the primary single-family dwelling.</p>		
<p>Apartment Block</p> <p>Stacked flats in a single building or groups of buildings on a single lot. Parking is shared, and entrance to units is typically accessed through a shared lobby.</p>	<p>Walk-Up Apartment</p> <p>Buildings are limited to three stories, and consist of about four to 12 units each, accessible from a single open air stair. Individual apartment buildings are arranged around common open space and shared parking areas.</p>	<p>Courtyard Apartment</p> <p>Attached housing units arranged around a courtyard, each with its own entry or other access off of the courtyard.</p>

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STRUCTURE OF DOCUMENT/CODE

- Each housing type has:
 - Basic Development Standards table
 - Lot dimensions
 - Lot sizes
 - Setbacks
 - Building Height
 - Parking

Plex Development Standards

PLEX DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 35	Min. 50	Match existing zone, subdivision, or Planned Development overlay district.
b Lot depth (feet)	Min. 65	Min. 65	
c Lot size (square feet)	Min. 2,300	Min. 3,300	Match existing ²
d Front setback (feet)	Min. 10 ¹ or 15	Min. 15	
e Side setback (feet)	Interior: Min. 3 ² or 7.5 Exterior: 10	Interior: Min. 3 ² or 7.5 Exterior: 10	Interior: Min. 7.5 Exterior: Min. 15
f Rear setback (feet)	0 with garage, 20 without garage. ¹	Min. 20	Min. 20
g Building height (feet)	Max. 35	Max. 35	Max. 35
h Parking Zone	For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages is specified in Parking Development and Design Standards, Garage Setback.		
Driveways	Driveway spacing and width requirements are specified in Street Frontage, Frontage Types.		
Off-street Parking	See McMinnville Municipal Code Chapter 17.60		
Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Compatibility Façade Parking Subdivision Standards Usable Side Yard, Through Block, and Corner Common Greens		

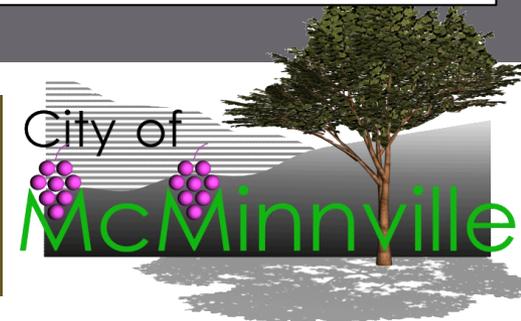
¹ Must meet all requirements of Universal Design Standards Front Yard (Type2) Urban Type

² Per McMinnville Municipal Code Section 17.54.050.

³ Must meet all requirements of Usable Side Yard Subdivision standards.

⁴ From alley property or easement line.

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STRUCTURE OF DOCUMENT/CODE

- Standards for 3 scenarios: With/Without Alley, and Infill
- Each housing type will be subject to applicable Universal Design Standards

Cottage Cluster Development Standards

COTTAGE CLUSTER DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 100	Min. 100	Min. 100
b Lot depth (feet)	Min. 80	Min. 60	Min. 100
c Lot size (square feet)	Min. 10,000	9,000	Min. 14,000
d Front setback (feet)	Min. 15	Min. 15	Match existing
e Side setback (feet)	Min. 7.5 Min. 15 exterior	Min. 7.5 Min. 15 exterior	Min. 7.5 Min. 15 exterior
f Rear setback (feet)	0 with garage, 20 without garage. ¹	Min. 20	Min. 20
g Building height (feet)	Max. 25	Max. 25	Max. 25
h Parking Zone	<p>For lots with an alley: Parking is required to be located adjacent to the alley. Parking is permitted to be located on the surface or in a garage. The front setback for garages and surface parking areas is specified in Parking Development and Design Standards, Garage Setback. Side yard setback for parking zone: minimum 3 feet except for infill then the minimum side yard setback is 7.5 feet.</p> <p>For lots without an alley: Parking is permitted to be located on the surface or in a garage. The front setback for garages and surface parking areas is specified in Parking Development and Design Standards, Garage Setback. Side yard setback for parking zone: minimum 3 feet, except for infill then the minimum side yard setback is 7.5 feet.</p>		
Driveways	Driveway width excluding apron: maximum 20 feet for single, 18 feet for double. Required distance between driveways: 24 feet, except when driveways are paired, then zero distance permitted.		
Off-street Parking	1 per unit		
i Minimum number of units	4	4	4
j Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Common open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens		

¹ From alley property or easement line.

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UNIVERSAL DESIGN STANDARDS

- Street Frontage
- Front Yard
- Alleys
- Parking
- Common Open Space
- Private Open Space
- Compatibility
- Façade
- Subdivisions (New Subdivision Standard Components)

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HOUSE BILL 2001

- Commonly referred to as HB 2001 or Missing Middle housing bill
- Requires cities of certain sizes to allow “middle housing” in areas and properties that allow for the development of detached single-family dwellings
- Focus on “Housing Choice” or “Housing Options”

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HOUSE BILL 2001

- “Middle housing” includes:
 - Duplexes
 - Triplexes
 - Quadplexes
 - Cottage clusters
 - Townhouses



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HOUSE BILL 2001

- Cities with population over 25,000 (includes McMinnville) “shall allow the development of”:
 - “*All middle housing types in areas zoned for residential use* that allow for the development of detached single-family dwellings” and
 - “*A duplex on each lot or parcel zoned for residential use* that allows for the development of detached single-family dwellings.”

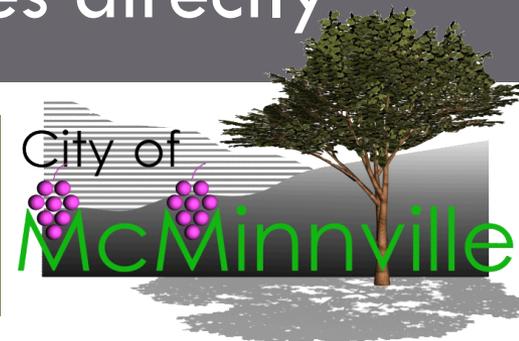
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HOUSE BILL 2001 - TIMEFRAME

- Rulemaking Process: State Department of Land Conservation and Development (DLCD) led a rulemaking process that more specifically prescribes HB 2001 requirements
 - Adopted December 9, 2020
 - Also adopted “model code”
- If city does not implement code/plan amendments prior to deadline, model code applies directly

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HOUSE BILL 2001 – ADOPTED RULES

- Adopted as Oregon Administrative Rules (OAR)
 - Division 46 – Middle Housing in Medium and Large Cities
 - OAR 660-046-0000 – OAR 660-046-0235
- Staff provided an overview of the components of the OARs at the January 21, 2021 PC work session

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CURRENT SCOPE OF WORK

March 2021	April	May	June-July 2021
PHASE 1 – RESIDENTIAL CODE AMENDMENTS FOR HB 2001			PHASE 2 – RESIDENTIAL CODE AMENDMENTS FOR MULTIFAMILY USES
Task 2 – Amend Draft Code for HB2001 Compliance (this memo)	Task 3 – Public Forums to Review Draft Code	Task 4 – Hearings Ready Material	Multi-dwelling design standards tasks: <ol style="list-style-type: none">1. Guidelines Memo2. Draft standards and guidelines3. Adoptions ready standards and guidelines

- Goal for Tonight’s Meeting: Receive guidance from Planning Commission on approaches to HB 2001 compliance
 - Consultant will use guidance to make updates to draft RDDS document by end of May 2021

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TOPICS/UPDATES FOR DISCUSSION

- Higher Level Topics:
 - Zones where Missing Middle housing allowed
 - Infill vs. New Development
 - Design Standards – Whether/How to Apply
- More Specific Topics:
 - Required Off-Street Parking
 - Lot Sizes for Missing Middle housing
 - Number of Missing Middle housing units per lot
 - Detached or Attached Missing Middle housing
 - Design Standards – Review individual standards for compliance with HB 2001 OARs

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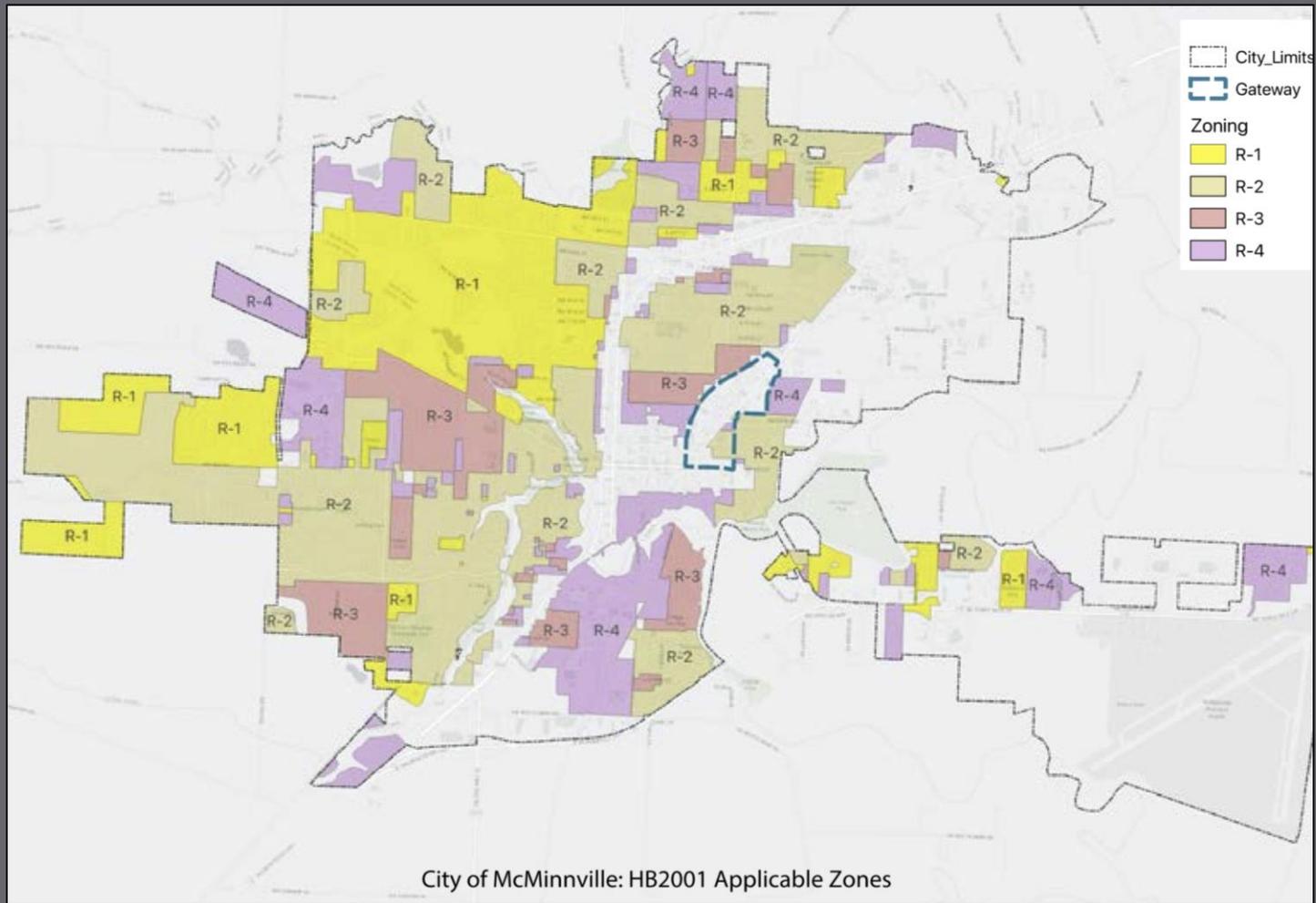
ZONING DISTRICTS

- OARs have specified that middle housing must be allowed in areas zoned for residential use that allow single family detached dwellings
 - “Zoned for Residential Use” defined as “a zoning district in which residential dwellings are the primary use and which implements a residential comprehensive plan map designation”
 - In McMinnville: R-1, R-2, R-3, and R-4

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ZONING DISTRICTS



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ZONING DISTRICTS

- Draft RDDS had been set up to potentially allow for flexibility in development standards (lot size, setbacks, lot width, etc.) based on the housing type and housing form
 - This would have applied to the “New Development” columns in each housing type page (alley or no alley)
 - Would require a more flexible residential zoning district where density is established throughout an area, with individual lot sizes dependent on housing types
- Limitations of this based on OARs:
 - Density maximums cannot be applied to middle housing types
 - Many base siting standards within OARs relate to lot size and underlying zoning minimums that apply to SFDs

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ZONING DISTRICTS

- OARs allow for a process of applying minimum lot size and maximum density provisions that result in middle housing types being allowed on a certain percentage of lots within the city.
 - Triplexes – Must be allowed on 80% of Lots and Parcels
 - Quadplexes - Must be allowed on 70% of Lots and Parcels
 - Townhouses - Must be allowed on 60% of Lots and Parcels
 - Cottage Clusters – Must be allowed on 70% of Lots and Parcels
- Percentages of lots must be established equitably across census block groups
- Percentages must be continually monitored and updated if necessary (at times of Housing Capacity updates or every 6 years)

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ZONING DISTRICTS - QUESTIONS

- Is the Planning Commission interested in pursuing the percentage-of-lots approach?
 - *Staff Recommendation: Program would be difficult to manage over time. A more consistent application of middle housing types throughout the entire city would better align with GNP intent*

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ZONING DISTRICTS - QUESTIONS

- Is the Planning Commission interested in pursuing the new residential zone where middle housing types would be allowed with more flexibility in development standards?
 - Could have impacts on off-street parking
 - Implications of lack of density maximums would need to be considered further
 - Alternative Options: Continue to use existing residential zoning districts in new development areas OR adjust new development standards to account for OAR requirements
- *Staff Recommendation: Consider allowing flexible residential zone, but right-size development standards for McMinnville*

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INFILL VS. NEW DEVELOPMENT

- Draft RDDS intent was to allow middle housing in two formats:
 - Infill: Development standards would match those of the existing zoning and adjacent lots
 - New Development: Development standards would be more flexible (allow potential smaller lots, setbacks, etc.) but dependent on housing type and form (driven by Universal Design Standards)
 - Different standard for lots based on access: Alley or No Alley
- Note – Greenfield development

Cottage Cluster Development Standards

COTTAGE CLUSTER DEVELOPMENT STANDARDS			
	WITH ALLEY	WITHOUT ALLEY	INFILL
a Lot width (feet)	Min. 100	Min. 100	Min. 100
b Lot depth (feet)	Min. 80	Min. 60	Min. 100
c Lot size (square feet)	Min. 10,000	9,000	Min. 14,000
d Front setback (feet)	Min. 15	Min. 15	Match existing
e Side setback (feet)	Min. 7.5 Min. 15 exterior	Min. 7.5 Min. 15 exterior	Min. 7.5 Min. 15 exterior
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Driveways	Driveway width excluding apron: maximum 20 feet for single, 18 feet for double. Required distance between driveways: 24 feet, except when driveways are paired, then zero distance permitted.		
Off-street Parking	1 per unit		
i Minimum number of units	4	4	4
j Universal Design Standards and Subdivision Standards that apply	Street frontage Front yard Alleys Private open space Common open space Compatibility Façade Parking Subdivision Standards: Zero Lot Line, Through Block and Corner Common Greens		

¹ From alley property or easement line.

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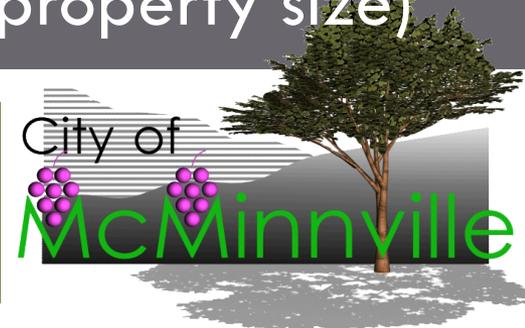
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INFILL VS. NEW DEVELOPMENT

- If different standards for “New Development” to remain, a threshold needs to be established for what is infill vs. new development
 - Example: Existing 12,000 s.f. vacant lot in an otherwise built out neighborhood
 - Would partition of that lot into smaller lots be considered new development? If so, partition could be into 3 smaller lots (~4,000 s.f. each) or 8 townhouse lots (1,500 s.f. each) following “New Development” standards with housing types at different standards than surrounding area.
- Consultant Recommendation: Establish a threshold based on the size of development (in terms of initial property size)

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INFILL VS. NEW DEVELOPMENT

Scenarios: Setting the threshold for development standards applicability

1	2	3
Housing development on lots smaller than 10,000 square feet. Match form of context internally and at perimeter of development.	Housing development on lots smaller than 10,000 square feet. Match form of context at perimeter only.	Lots between 10,000 and 20,000 square feet* ←
Subject to the RDDS development standards for "Infill." Match existing base zone development standards <i>throughout the interior of development and at perimeter</i> (to match the surrounding base zone standards). An option to consider is setting the threshold at 14,000 feet instead of 10,000 square feet. <i>See Figures 2 and 3 of Attachment C for an indication of where and how many lots of these sizes occur.</i>	Subject to the RDDS development standards for "Infill." Match existing base zone development standards <i>only at the perimeter of the development</i> (to match the surrounding base zone standards). An option to consider is setting the threshold at 14,000 feet instead of 10,000 square feet. <i>See Figures 2 and 3 of Attachment C for an indication of where and how many lots of these sizes occur.</i>	Subject to the RDDS development standards for new development and selected planned development; e.g., the "alley/no alley" standards. Match existing base zone development standards <i>at the perimeter</i> of the development. An option to consider is setting the threshold at 14,000 feet instead of 10,000 square feet. <i>See Figures 2 and 3 of Attachment A for an indication of where and how many lots of these sizes occur.</i>

~~*Lots 20,000 square feet and greater are considered by HB 2001 to be a "Master Planned Community." For Master Planned Communities, HB 2001 requires a city to plan to provide infrastructure for at least 20 dwelling units per net acre.²~~

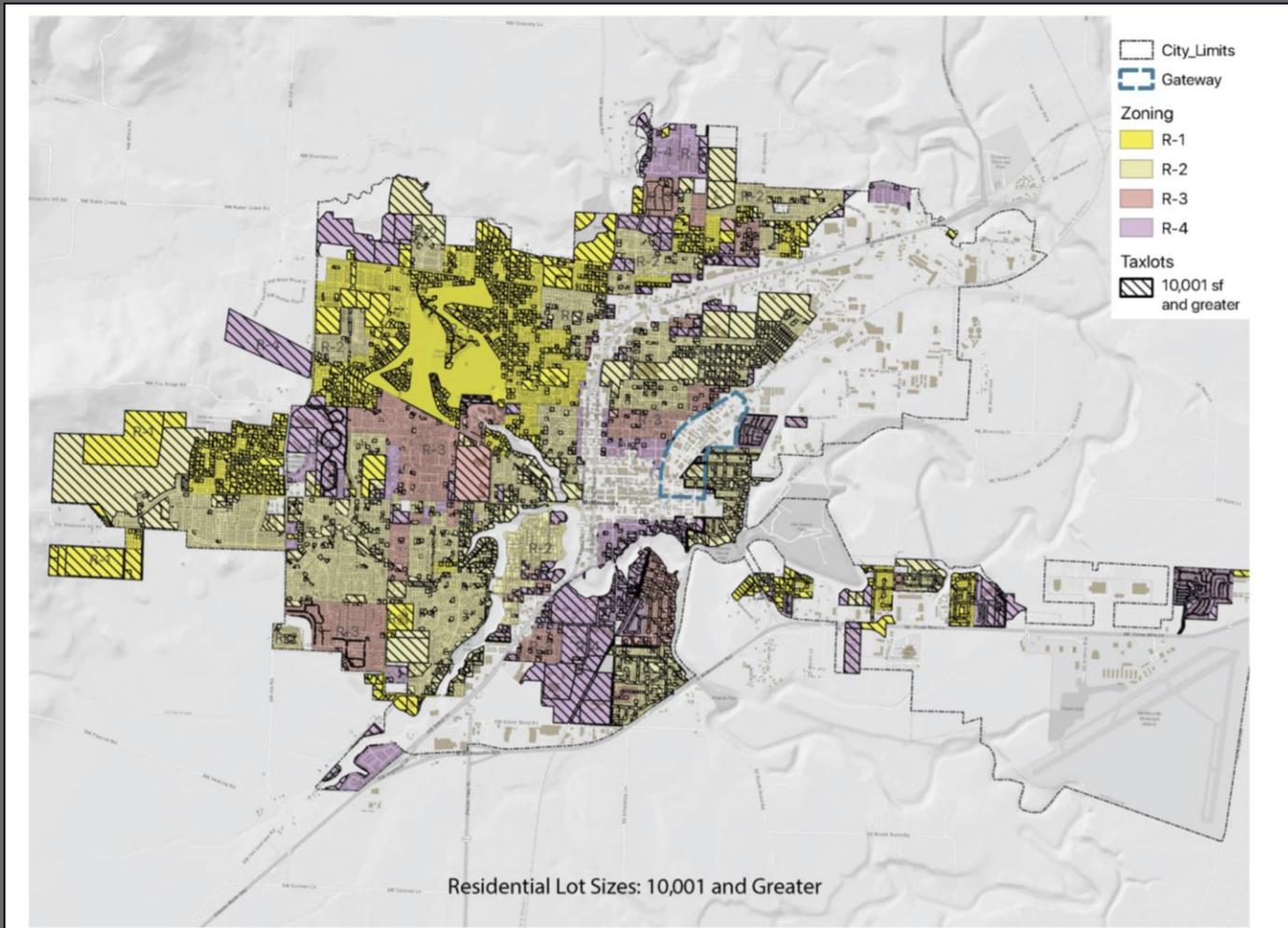
*Option 3: Lots greater than 10,000 s.f. (or 14,000 s.f. if larger threshold used)

Master Planned Community not automatically applied to lots larger than 20,000 s.f.

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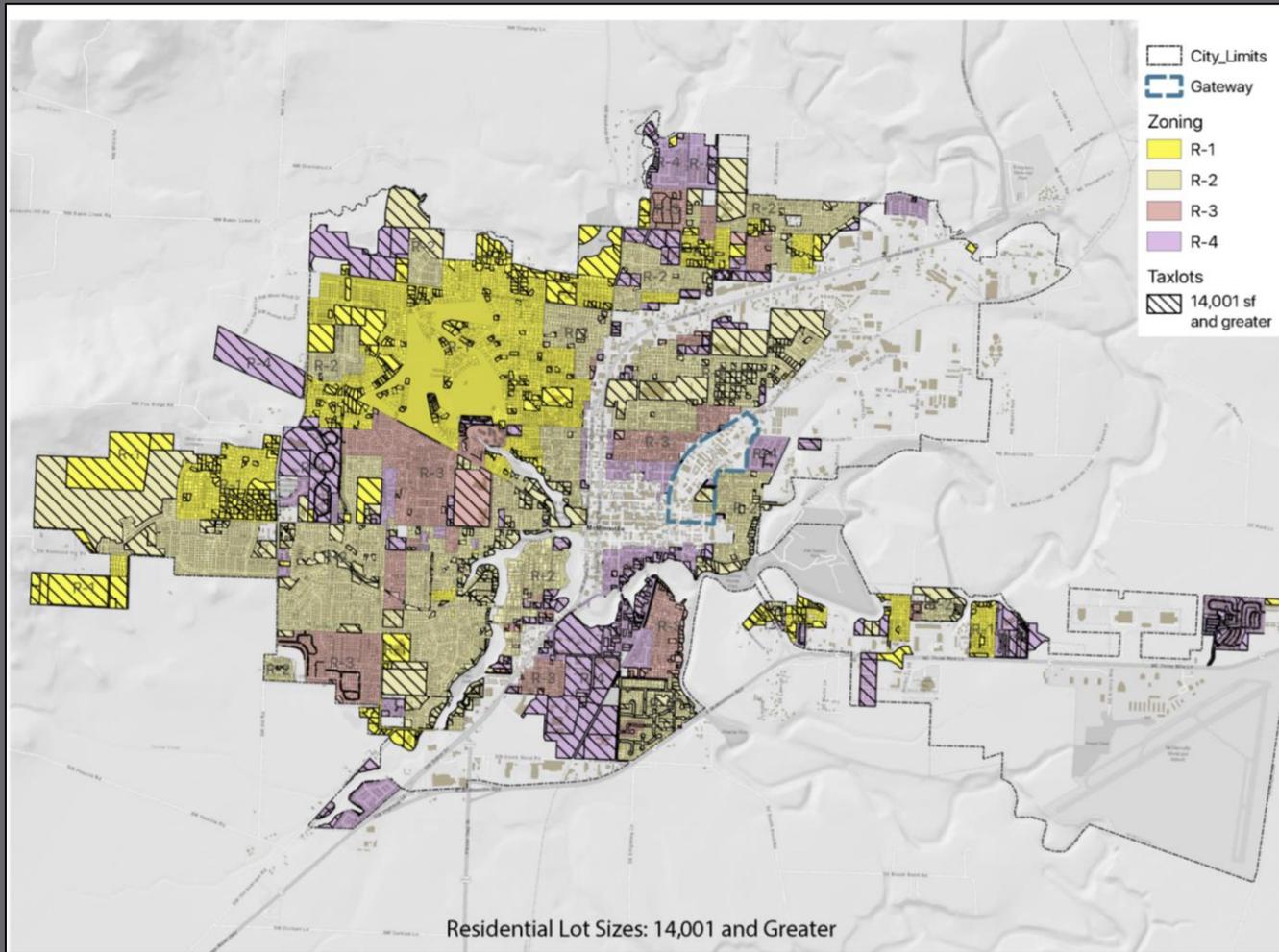


LOTS GREATER THAN 10,000 SF

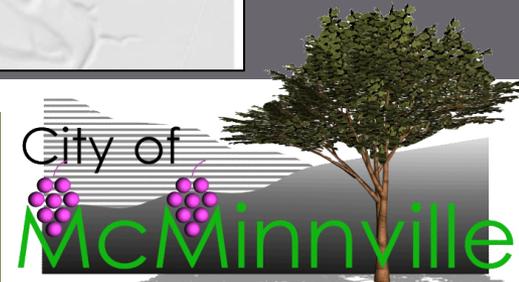


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LOTS GREATER THAN 14,000 SF



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INFILL VS. NEW DEV - QUESTIONS

- Question: Is the Planning Commission supportive of establishing a threshold for infill vs. new development based on lot size? If so:
 - 10,000 or 14,000 square foot threshold? Or, another size?
 - For infill, match base zoning standards for entire development (interior and perimeter), or allow interior to follow new development standards (only perimeter would match base zoning standards)?
- *Staff Recommendation: Establish a threshold at 14,000 square feet, and have all infill development match base zoning on interior and perimeter*

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DESIGN STANDARDS

- OARs provide four options for cities that would like to apply design standards to middle housing types:
 - 1) Design standards in the Model Code
 - 2) Standards less restrictive than the Model Code
 - 3) Same clear and objective design standards that apply to detached single-family
 - 4) Alternative design standards (must be reviewed by DLCDC based on factors related to whether the standards cause “unreasonable cost or delay”)

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DESIGN STANDARDS

- Draft RDDS had included Universal Design Standards that would apply to all housing types (including detached single family dwellings)
 - This approach would allow for the same Universal Design Standards to be applied to middle housing, per OARs
- OARs require the standards to be:
 - Clear and objective
 - “Design standards may not scale by the number of dwelling units or other features that scale with the number of dwelling units, such as primary entrances. Design standards may scale with form-based attributes, including but not limited to floor area, street-facing façade, height, bulk, and scale”

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DESIGN STANDARDS - QUESTIONS

- Question: Is the Planning Commission interested in applying design standards to middle housing types? If so:
 - Is Planning Commission comfortable with draft RDDS approach of applying same design standards to all housing types (including detached single-family)?
 - Alternative Options: Use of Model Code OR pursue alternative design standards review process with DLCDC.
- *Staff Recommendation: Apply UDS to all housing types (including SFD), which is allowed by HB 2001*

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OFF-STREET PARKING

- OARs specify the maximum number of off-street parking spaces that cities can require
 - This is the maximum number of off-street parking spaces that a City can require as a minimum – developer could build more
- Generally, maximum number of spaces that a city can require for middle housing types is one per dwelling unit
 - Duplex – total of two (2) for duplex
 - Cottage Cluster – one (1) per unit
 - Townhouse – one (1) per unit
 - Triplex & Quadplex – one (1) per unit, but some additional limits based on lot size

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PARKING FOR TRI/QUADPLEXES

- Triplexes:
 - Lots <3,000 sf, one space total
 - Lots 3,000-4,999 sf, two spaces total
 - Lots 5,000+ sf, three spaces total
- Quadplexes:
 - Lots <3,000 sf, one space total
 - Lots 3,000-4,999 sf, two spaces total
 - Lots 5,000-6,999 sf, three spaces total
 - Lots 7,000+ sf, four spaces total
- The lot sizes of 5,000 & 7,000 sf coincide with the largest minimum lot sizes that can be required for triplexes/quadplexes

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OFF-STREET PARKING

- Consultant recommendation was to base off-street parking minimums on lot size
 - However, this will depend on City's approach to minimum lot sizes for each housing type
- Parking for middle housing types to follow same surfacing, dimensions, landscaping, access, and circulation standards that apply to SFDs
- OARs allow for a city to allow on-street parking credits to satisfy off-street parking requirements

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OFF-STREET PARKING

- Model Code Off-Street Parking Requirements (for triplexes & quadplexes):

7. Off-Street Parking.

a. Required Off-Street Parking. The minimum number of required off-street parking spaces is:

- i. In zones with a minimum lot size of less than 5,000 square feet, one (1) off-street parking space per development.
- ii. In zones with a minimum lot size of 5,000 square feet or more, two (2) off-street parking spaces per development.

A credit for on-street parking shall be granted for some or all the required off-street parking as provided in subsection (b). No additional parking spaces shall be required for conversion of a detached single family dwelling to a triplex or quadplex, including those created through the addition of detached units.

b. On-Street Credit. If on-street parking spaces meet all the standards in subsections (i)-(iv) below, they shall be counted toward the minimum off-street parking requirement.

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OFF-STREET PARKING - QUESTIONS

- Is the Planning Commission interested in considering any on-street parking allowances?
 - *Note – Have other cities implemented this?*
 - *Note – How does this relate to Short Term Rental uses?*
 - *Staff Recommendation: Don't allow on-street parking allowances, based on recent community concerns on other subdivisions*
- Do the parking requirements based on lot size have any impact on Planning Commission's consideration of the potential smaller lot sizes in the "New Development" development standards?
 - *Staff Recommendation: Consider "New Development" standards, but right-size them for McMinnville's off-street parking needs*

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LOT SIZES – OAR MINIMUMS

- Duplexes: Same as required for SFD in underlying zone
- Triplexes:
 - =/ $<5,000$ sf for SFD, no greater than 5,000 sf
 - $>5,000$ sf for SFD, must match that of SFD
- Quadplexes:
 - =/ $<7,000$ sf for SFD, no greater than 7,000 sf
 - $>7,000$ sf for SFD, must match that of SFD
- Townhouse: Average must not exceed 1,500 sf
- Cottage Cluster
 - =/ $<7,000$ sf for SFD, no greater than 7,000 sf
 - $>7,000$ sf for SFD, must match that of SFD

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LOT SIZES – CURRENT ZONES

- Current minimum lot sizes in McMinnville residential zones:
 - R-1: 9,000 sf
 - R-2: 7,000 sf
 - R-3: 6,000 sf
 - R-4: 5,000 sf
- Some zones have larger minimum lot sizes for duplexes and townhouses, and the R-4 zone has density standards for multifamily (which currently includes triplexes and quadplexes) based on lot area per unit
 - These will no longer be allowed based on OAR minimums

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LOT SIZES – OPTIONS

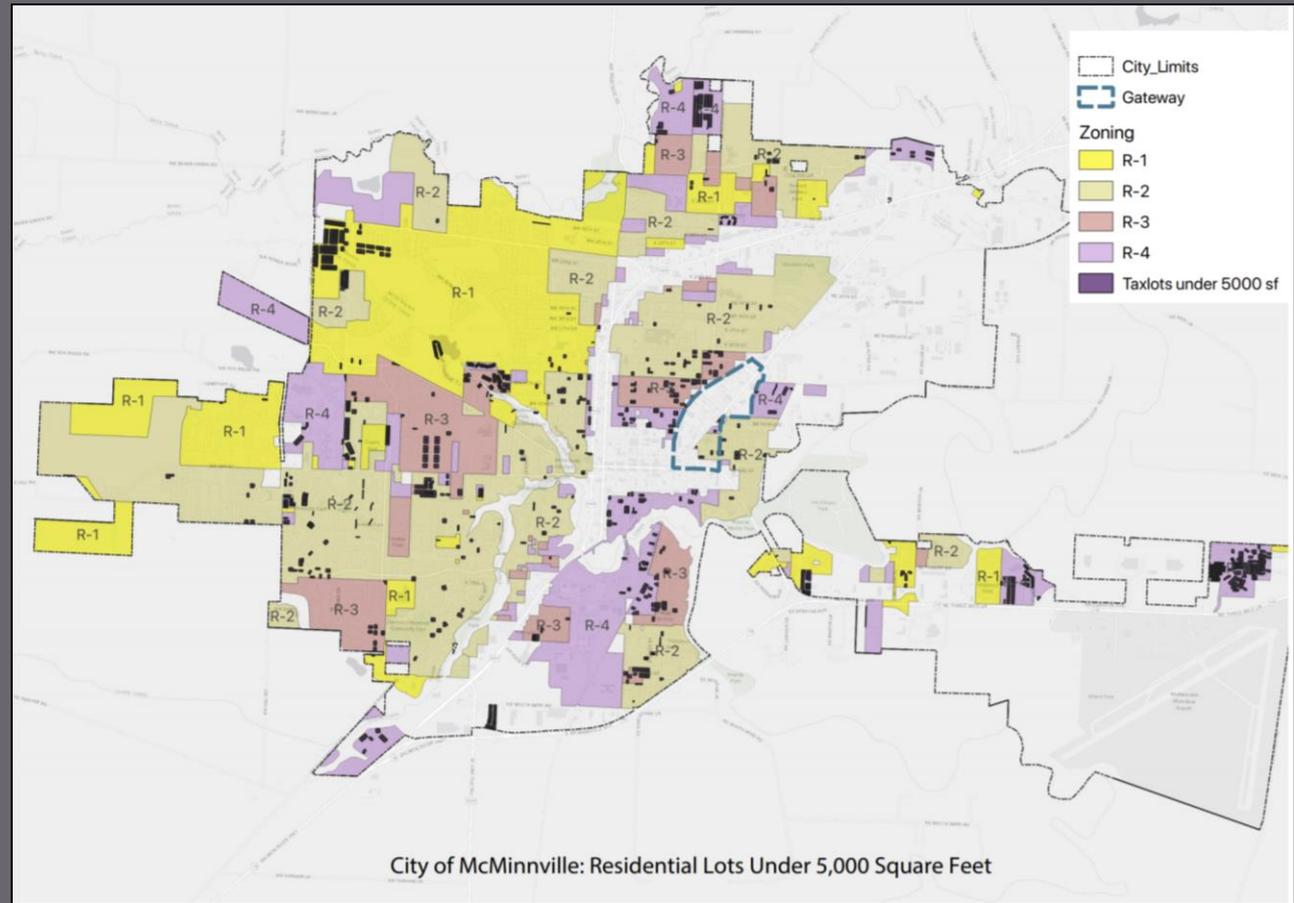
- Based on current minimum lot sizes, triplexes must be allowed in all zones at same minimum lot size as SFDs
 - Smallest min. lot size is 5,000 sf (R-4 zone)
- Quadplexes & Cottage Clusters:
 - If minimum lot size is less than 7,000 sf, the minimum lot size for these housing types could still be established at 7,000 sf
 - This would apply in the R-3 and R-4 zones
 - R-3: Minimum lot size for SFD is 6,000 sf
 - R-4: Minimum lot size of SFD is 5,000 sf

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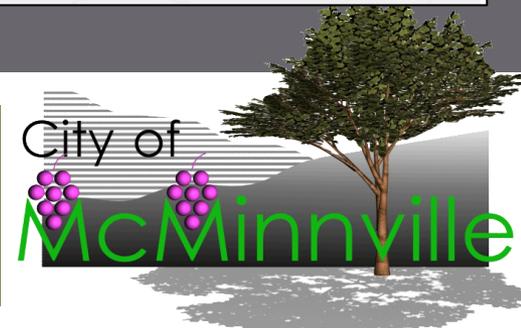


EXISTING LOTS UNDER 5,000 SF

- Could be excluded from allowing middle housing types (besides townhouses after partition) if following OAR minimums of 5,000 & 7,000 sf

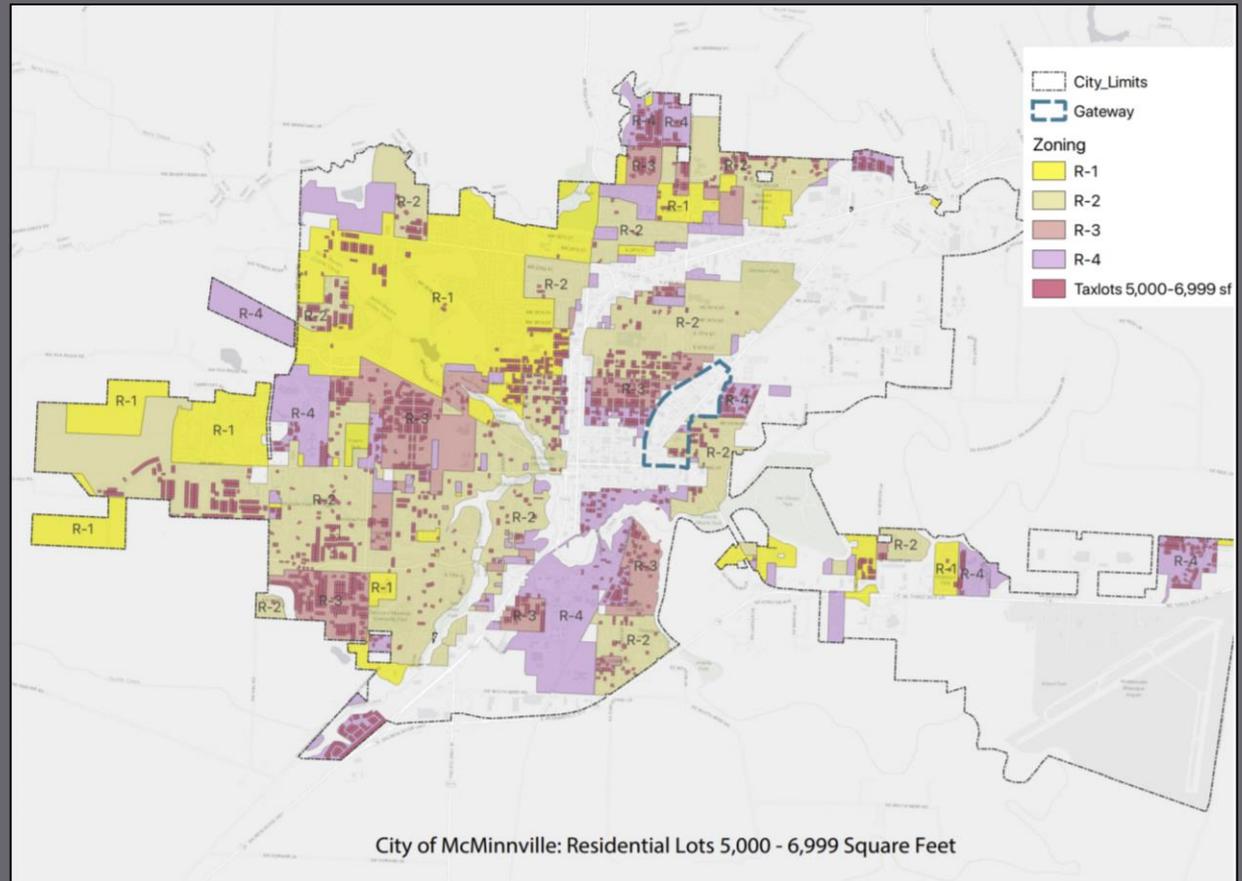


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EXISTING LOTS 5,000 SF – 6,999 SF

- Could be excluded from allowing quadplexes & cottage clusters if following OAR minimums of 7,000 sf

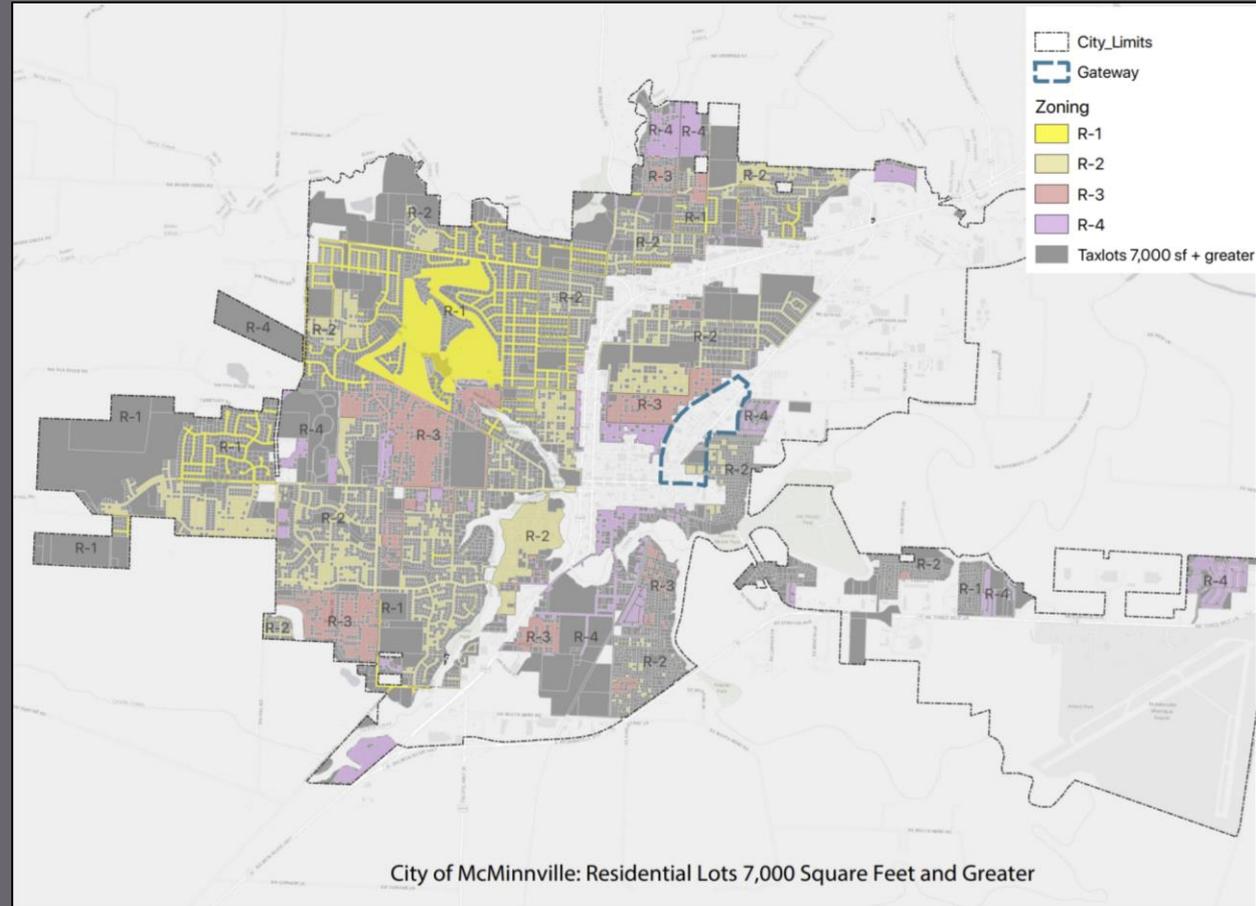


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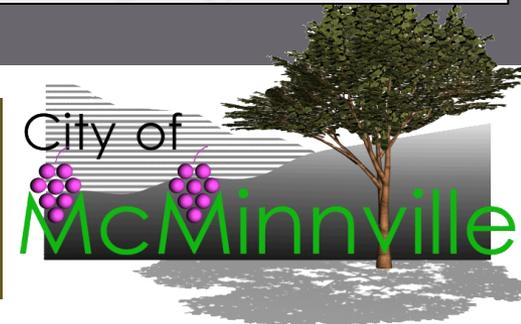


EXISTING LOTS LARGER THAN 7,000 SF

- Would allow all missing middle housing types
- **NOTE** – Some errors in this map, with some lots smaller than 7,000 sf identified in grey



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LOT SIZES – QUESTIONS

- Which approach would the Planning Commission like to follow?
 - 1) Strict compliance with OARs by following existing zoning district minimum lot sizes for all middle housing types (besides townhouses)
 - 2) Allow middle housing types (besides townhouses) on lots smaller than 5,000 or 7,000 sf
 - *Draft RDDS has smaller min. lot sizes for middle housing types – off-street parking to be considered*
 - 3) Limit quadplexes and cottage clusters in the R-3 and R-4 zones to lots of at least 7,000 sf

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NUMBER OF UNITS PER LOT

- OARs state that a city may allow for duplexes, triplexes, and quadplexes to have more than 2, 3, or 4 units (respectively) on a parcel
 - This could allow for multiple housing types on a single parcel, or ADUs associated with duplexes, triplexes, or quadplexes
 - Currently, ADUs only allowed in conjunction with a SFD
- Question: Is the Planning Commission interested in allowing more units per parcel (either through extra dwellings or ADUs) than as strictly required by OARs?
 - *Staff Recommendation: Don't allow additional units*

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MIDDLE HOUSING TYPES – DETACHED?

- OARs define duplex, triplex, and quadplex as 2, 3, or 4 (respectively) attached units
- OARs state that a city may define duplex “to include two detached dwelling units on a Lot or Parcel”
- OARs state that a city may define triplex or quadplex “to include any configuration of three/four detached or attached dwelling units on one Lot or Parcel”

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MIDDLE HOUSING TYPES – DETACHED?

Figure 3. Stacked Duplex

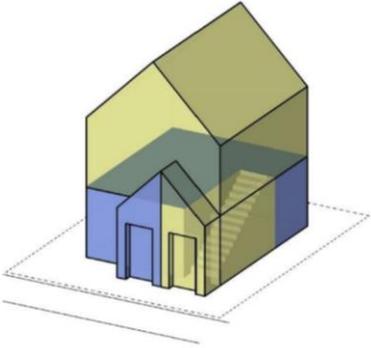


Figure 4. Side-by-Side Duplex

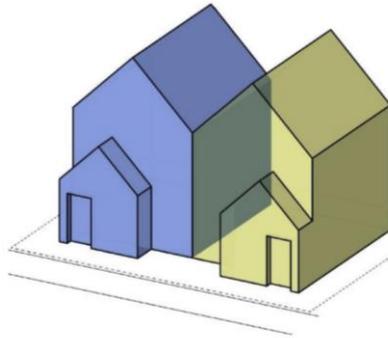


Figure 7. Detached Duplex Units Side-by-Side



Figure 8. Detached Duplex Units Front and Back

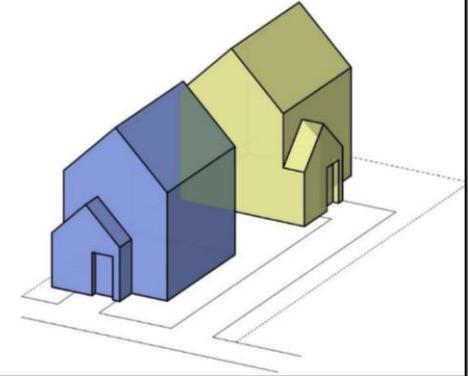


Figure 10. Attached Triplex Side-by-Side

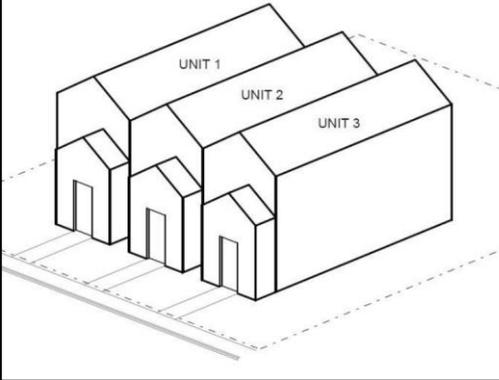


Figure 11. Stacked Quadplex

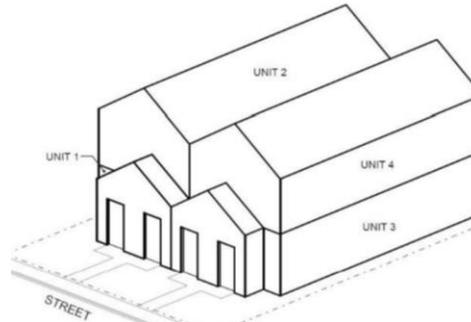
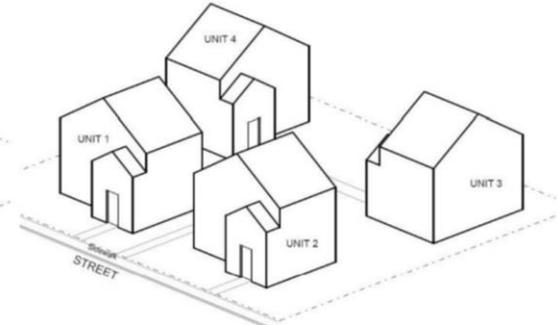


Figure 12. Detached Quadplex



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MIDDLE HOUSING TYPES – DETACHED?

- Question: Is the Planning Commission interested in allowing for middle housing types (besides townhouses) to be detached in any configurations?
- Note – Draft RDDS intended to allow for units to be detached.
- *Staff Recommendation: Allow detached units in any configuration, as long as base development and design standards are achieved*

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DEV STANDARDS BY HOUSING TYPE

- Draft RDDS included development standards (lot size, lot width, setbacks, etc.) by each housing type
- Consultant analysis in packet focuses on individual amendments required to be compliant with HB 2001 OARs
 - Packet pages “125 of 165” to “129 of 165”
 - Focus of this analysis was on keeping separate “New Development” standards as previously shown in draft RDDS
- If “New Development” standards created for SFDs, standards for other housing types would need to be consistent with those (dependent on PC direction)
 - Example: Plex min. lot width could not be larger than SFD lot width

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DESIGN STANDARDS – CLEAR & OBJECTIVE

- OARs require the standards to be:
 - Clear and objective
 - “Design standards may not scale by the number of dwelling units or other features that scale with the number of dwelling units, such as primary entrances. Design standards may scale with form-based attributes, including but not limited to floor area, street-facing façade, height, bulk, and scale”
- Consultant review of draft UDS in RDDs: Found that most are not fully clear and objective
 - Revisions may be needed to some components of the UDS to make each standard fully clear and objective, and to ensure that the standards “scale with form-based attributes”

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DESIGN STANDARDS – CLEAR & OBJECTIVE

- Question: Is the Planning Commission interested in keeping the UDS format?
 - If so, is there interest in updating the standards to preserve intent, but make each standard clear and objective and scalable (per OAR requirements)?
- Consultant review in packet not detailed for each individual standard – more analysis and revision required
 - Packet pages “131 of 165” to “145 of 165”
- *Staff Recommendation: Update individual Universal Design Standards to be more specific and meet OAR requirements*

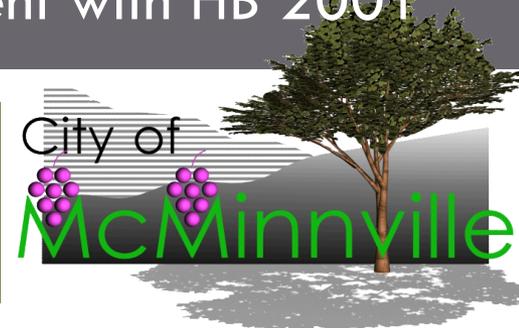
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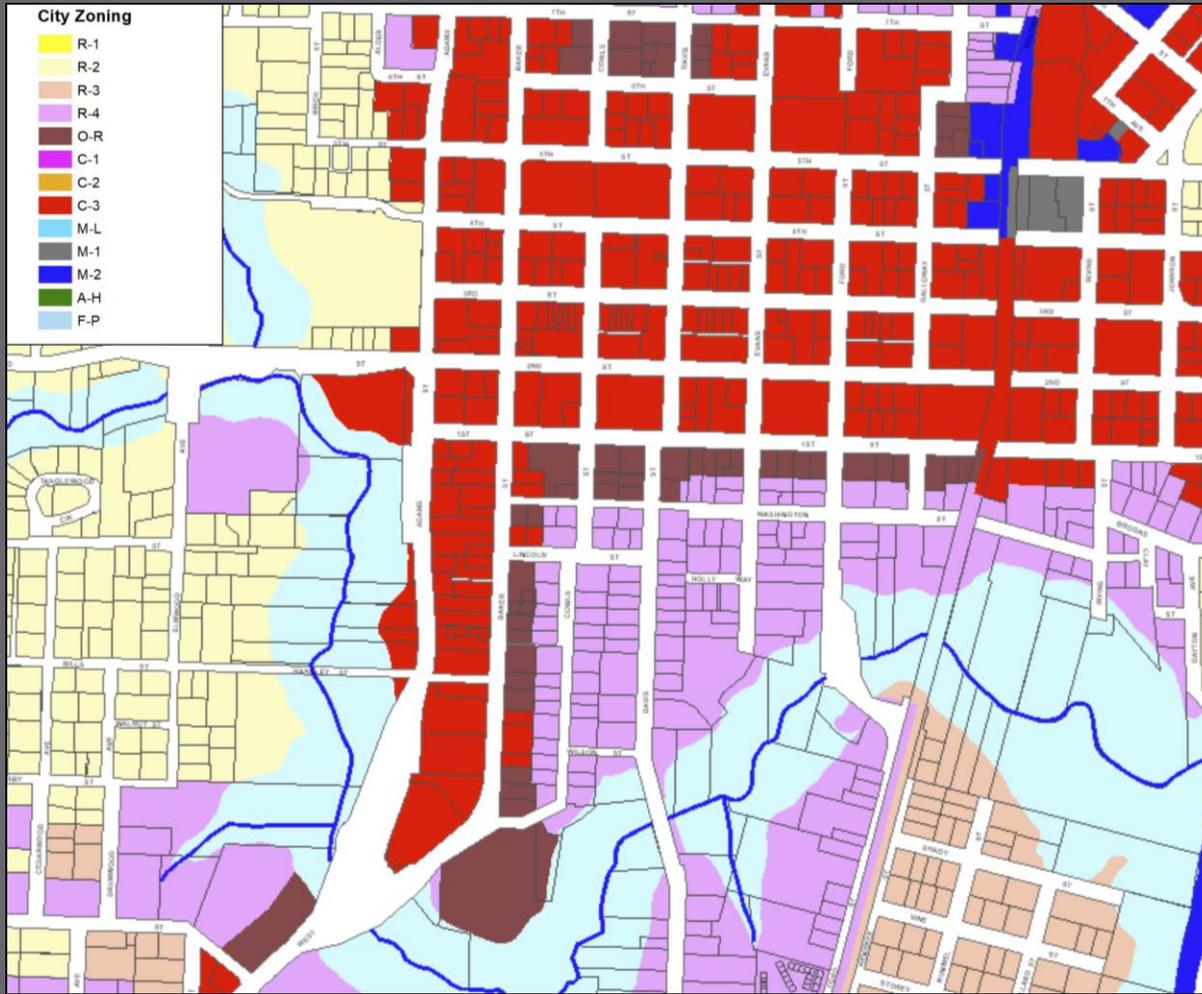
OTHER CONSIDERATIONS

- O-R (Office-Residential) Zone:
 - Currently allows SFD, duplex, triplex, quadplex, & townhouse
 - Is not subject to HB 2001 – implements a Commercial Comp Plan designation
 - Question: Is the Planning Commission interested in having the standards for these housing types the same in the O-R zone?
 - *Staff Recommendation: Use consistent standards in O-R zone*
- Northeast Gateway Planned Development Overlay:
 - Small area of overlay (Zone 3) has underlying residential zoning
 - Would be subject to HB 2001
 - Some updates will be necessary to permitted uses in NE Gateway ordinance (Ord 4971) to be consistent with HB 2001

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O-R ZONE



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NEXT STEPS

- Public forums to be scheduled in late April
- Consultant to use PC and public feedback to make amendments to draft code in a hearing ready format
 - To complete by end of May 2021
- June 2021 Planning Commission Meeting – Staff will provide update on code amendment work
 - Note – There will still be opportunity for changes to code amendments through the future public review process
 - Final adoption needs to occur by June 30, 2022

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QUESTIONS ???



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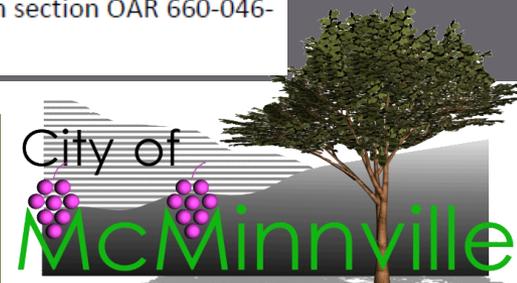
GENERAL REQUIREMENTS

- Must apply same approval process to middle housing that applies to detached single family dwellings
- Siting & Design standards:

660-046-0210 Provisions Applicable to Middle Housing in Large Cities

1. Large Cities may regulate Middle Housing to comply with protective measures, including plans, policies and regulations, as provided in OAR 660-046-0010(3).
2. Large Cities may regulate siting and design of Middle Housing, provided that the regulations;
 - a. Are clear and objective standards, conditions, or procedures consistent with the requirements of ORS 197.307; and
 - b. Do not, individually or cumulatively, discourage the development of Middle Housing through unreasonable costs or delay.
3. Siting and design standards that do not, individually or cumulatively, discourage the development of Middle Housing through unreasonable cost and delay include only the following:
 - a. Regulations to comply with protective measures adopted pursuant to statewide land use planning goals provided in OAR 660-046-0010(3);
 - b. Permitted uses and approval processes provided in OAR 660-046-0215;
 - c. Siting standards provided in OAR 660-046-0220;
 - d. Design standards in Large Cities provided in OAR 660-046-0225;
 - e. Middle Housing Conversions provided in OAR 660-046-0230;
 - f. Alternative siting or design standards provided in OAR 660-046-0235; and
 - g. Any siting and design standards contained in the Model Code referenced in section OAR 660-046-0010(4).

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GENERAL REQUIREMENTS

- Design Standards:

660-046-0225 Middle Housing Design Standards in Large Cities

1. A Large City is not required to apply design standards to Middle Housing. However, if a Large City chooses to apply design standards to Middle Housing, it may only apply the following:
 - a. Design standards in the Model Code for Large Cities in OAR 660-046-0010(4)(b);
 - b. Design standards that are less restrictive than those in the Model Code for Large Cities in OAR 660-046-0010(4)(b);
 - c. The same clear and objective design standards that the Large City applies to detached single-family structures in the same zone. Design standards may not scale by the number of dwelling units or other features that scale with the number of dwelling units, such as primary entrances. Design standards may scale with form-based attributes, including but not limited to floor area, street-facing façade, height, bulk, and scale; or
 - d. Alternative design standards as provided in OAR 660-046-0235.
2. A Large City may not apply design standards to Middle Housing created as provided in OAR 660-046-0230.

PLANNING COMMISSION. 04.01.21



GENERAL REQUIREMENTS

- Alternative Siting or Design Standards:

660-046-0235 Alternative Siting or Design Standards

A Large City may adopt Siting or Design Standards not authorized by OAR 660-046-0220 or OAR 660-046-0225 as allowed under subsection (1) below if the city can demonstrate that it meets the applicable criteria laid out in either subsection (1) below. Siting or Design standards do not include minimum Lot or Parcel size and maximum density requirements.

1. A Large City must submit to the Department findings and analysis demonstrating that the proposed standard or standards will not, individually or cumulatively, cause unreasonable cost or delay to the development of Middle Housing. To demonstrate that, the Large City must consider how a standard or standards, individually and cumulatively, affect the following factors in comparison to what is would otherwise be required under OAR 660-046-0220 or OAR 660-046-0225:
 - a. The total time and cost of construction, including design, labor, and materials;
 - b. The total cost of land;
 - c. The availability and acquisition of land, including areas with existing development;
 - d. The total time and cost of permitting and fees required to make land suitable for development;
 - e. The cumulative livable floor area that can be produced; and
 - f. The proportionality of cumulative time and cost imposed by the proposed standard(s) in relationship to the public need or interest the standard(s) fulfill.

PLANNING COMMISSION. 04.01.21

